TORONTO

This bulletin summarizes information from the City of Toronto's Land Use Information System II, providing an overview of the development projects received by the City Planning Division between January 1, 2007 and December 31, 2011. It illustrates how the City has grown over these five years and how it will continue to develop over time. This bulletin can be found on the City of Toronto's website at: toronto.ca/planning/grow.htm

profile TORONTO

October 2012

Highlights

Toronto continues to grow with strong development prospects helping to bring more people and jobs into the city.

- 151,900 residential units and 4.13 million (m^2) of non-residential gross floor area (GFA) were proposed in the City of Toronto between January 1, 2007 and December 31, 2011.
- 62,647 new residential units were constructed in Toronto between 2007 and 2011.
- 84% of this new residential development is proposed in areas targeted for growth by the Official Plan.
- The Downtown & Central Waterfront area is the main location for strong residential and office development, with 45% of the residential units and 31% of the non-residential GFA proposed in the City.
- 106,000 units and 2.51 million m^2 of non-residential floor space proposed between January 1, 2007 and December 31, 2011 are under review or have been approved, but have not yet been built. Toronto will continue to grow as proposed development receives approval and building permits.
- Over 34,000 of the units proposed between January 1, 2007 and December 31, 2011 were proposed in the corridors known as 'the Avenues' in the Official Plan.
- 30% of the City's non-residential floor space proposed between January 1, 2007 and December 31, 2011 were in the Official Plan's Employment Districts.

How Does the City Grow?

Introduction

The City of Toronto, as Canada's most populous city, is a focal point of development, growth and urbanization, and the vital heart of a growing urban region. Toronto has experienced a surge of both residential and non-residential growth with construction cranes a constant presence across the City's skyline. This bulletin is an update to the June 2011 publication and examines how and where the City has been growing and how it will continue to develop over the next ten to twenty years.

Toronto's Official Plan, which came into force in June 2006, is the road map for how the City will develop over the next 20 years. Its central geographic theme is to direct growth to appropriate areas and away from the City's stable residential neighbourhoods and green spaces. New development is targeted at only about 25% of the City's lands, while the Plan strives to protect the remaining 75% from significant intensification. The locations recognized as being most appropriate for growth are those identified in the Official Plan's Urban Structure Map as Avenues, Centres, the Downtown[1] and Employment Districts, as well as other areas in the City designated as Mixed Use and Employment Areas. The Official Plan's Urban Structure Map is included in this bulletin as Map 1 on page 2.

Population and Employment

It is important to understand Toronto's growth in the context of its population and employment. The Growth Plan for the Greater Golden Horseshoe, brought into force by the Provincial Government in June 2006, manages growth and development throughout the region that stretches around Lake Ontario from Niagara Falls to Peterborough, with Toronto at its centre. The Growth Plan forecasts 3.08 million people and 1.64 million jobs in the City of Toronto by 2031.[2]

The City's population is on track with the population forecast in the Growth Plan. The Growth Plan anticipated a 2011 population including Census undercoverage of 2,760,000. The City's 2011 Census population is reported as 2,615,060. Given that the Census undercounts the City's population, the City's estimated actual population in 2011 is 2,744,000 ± 15,000.[3] This is very close to the level anticipated by the Growth Plan. In 2006, the City's population, including undercoverage, was 2,627,000 ± 14,000.[4] With an increase of 117,000 people between 2006 and 2011 or an average of 23,400 people per year, Toronto is well on its way to reaching the forecasted 2031 population.

Map 1: Official Plan Urban Structure Map

Statistics Canada also reports where people are working. These data include people working at home and those with no usual place of work. This information was part of the now-discontinued long-form Census and has been included in the new voluntary National Household Survey (NHS). The data from the 2011 NHS is scheduled to be released in 2013 and is not available at the time of publication of this bulletin. The total number of jobs from the 1996, 2001 and 2006 Censuses are shown in Table 1. With 1.47 million jobs in 2006, Toronto will need to add approximately 6,800 new jobs each year between 2006 and 2031 to reach the Growth Plan forecast of 1.64 million jobs by 2031. In the ten years between 1996 and 2006, Toronto added an average of 17,700 jobs each year, although this does not include the recessions that occurred both before and after this time frame. In the five-year interval of 2001–2006, an average of 7,700 jobs was added each year.

Table 1: City of Toronto Jobs

Year	No. of Jobs
1996	1,293,000
2001	1,432,000
2006	1,470,000

Note: Data from the 2011 National Household Survey has not yet been released.

Source: Calculated from Statistics Canada Census "Place of Work" data.

Toronto Housing & the GTA

Toronto has represented an average of about 28% of the housing completions in the Greater Toronto Area since 1982, according to CMHC data shown in Table 2. As seen in Figure 1, while most of the 1990s represent a low point in new housing in the GTA, Toronto has been recovering since 1999 and is now producing more new dwelling units than it was during the peak in the late 1980s.

The City continues to be an exceptionally attractive location for residential development in the GTA, especially for high-density condominium apartments. CMHC recorded a total of 62,647 residential units completed in Toronto between 2007 and 2011 and 78% of these units were condominium apartments.[5] For each of these years except one, Toronto had the highest number of completions within the region.

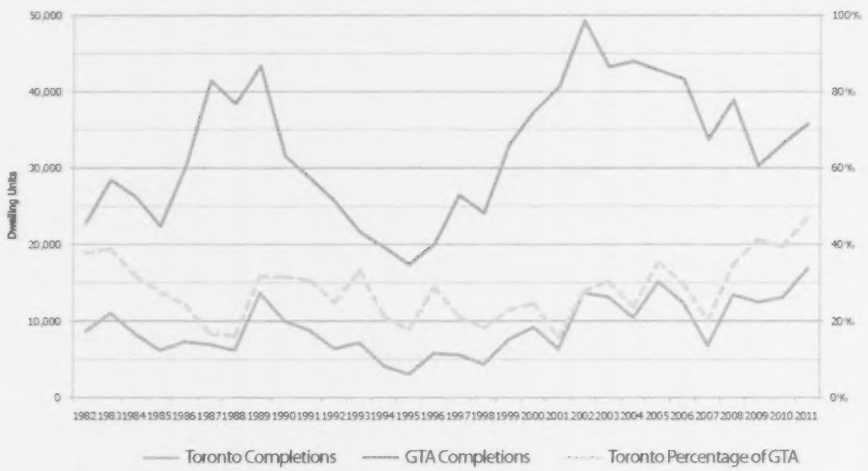
According to the 2011 Census, the number of occupied private dwellings increased 68,547 between 2006 and 2011. CMHC reports 58,074 dwelling units were completed in the City during the same period (May 2006 to April 2011). This does not account for demolitions, which included would indicate somewhat fewer net new units. That the Census reports more units occupied than were completed would suggest that the 2011 Census has captured a significant number of dwelling units that may have existed in the City at the time of the 2006 Census but were not classified as "occupied" at that time. This in turn suggests a higher net undercount in the 2006 Census for Toronto than was officially reported.

Table 2: Dwelling Completions, Greater Toronto Area

Year	Toronto	GTA	Toronto % of GTA
1982-1986	41,387	129,938	31.9%
1987-1991	45,525	183,317	24.8%
1992-1996	26,511	104,228	25.4%
1997-2001	33,076	161,592	20.5%
2002-2006	64,834	220,878	29.4%
2007-2011	62,647	171,900	36.4%
Total	273,980	971,853	28.2%
Average 1982-2011	9,133	32,395	
Average 2002-2011	12,748	39,278	

Source: CMHC, Monthly GTA Housing Now Market Reports

Figure 1: Toronto & GTA Dwelling Unit Completions



Source: CMHC, Monthly Ontario *Housing Now* Reports

Toronto's Proposed Development

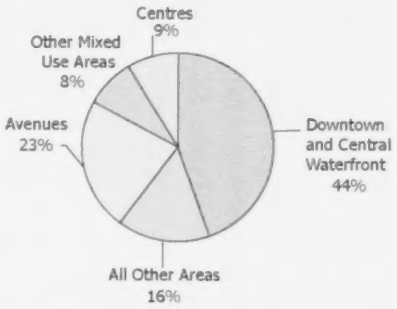
Toronto's development industry is strong and continually invests in new projects in the City. All of the development proposals covered in this bulletin were received between January 1, 2007 to December 31, 2011. In this five-year development

pipeline, 1,871 development projects, with 151,900 residential units and almost 4.13 million m² of non-residential GFA proposed, have been submitted to the City Planning Division for review and approval.

The majority of the development proposed in the City is occurring in areas that the Official Plan has targeted for growth. Table 3 contains the breakdown of residential and non-residential development proposed in these targeted growth areas, as well as the stages of development. As seen in Figure 2, since the Plan came into force, 84% of the residential units were proposed to be built in the Downtown, in the Centres, along the Avenues, and in other Mixed Use Areas throughout the City. Close to half of the non-residential GFA was also proposed in these areas (Figure 3). Most of the other half was proposed in the Employment Districts or other Employment Areas, which the Official Plan also targets for growth.

The residential projects proposed in the targeted growth areas are generally larger than those proposed in other areas of the City, as seen in Figure 6. The projects in the Centres and Downtown have the largest average number of residential units proposed. Those outside of the Downtown, Centres, Avenues or other Mixed Use Areas are smaller on average and are in areas mainly designated as Neighbourhoods in the Official Plan. These areas are not targeted for growth, although planning approval is required for some replacement or infill housing.

Figure 2: Location of Proposed Residential Units



These other areas also include locations designated as Employment Areas where residential development is not encouraged.

Across the City, 70% of the 151,900 residential units and 61% of the non-residential GFA proposed between January 2007 and December 2011 do not have building permits issued. This amounts to over 105,600 units and 2.51 million m² of non-residential GFA. City Council has approved an average of 18,400 residential units per year over the last five years, and a large proportion

Figure 3: Location of Proposed Non-Residential GFA

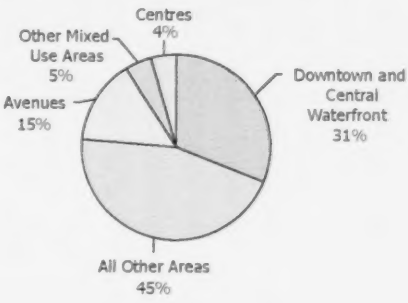


Table 3: Proposed Development in the City of Toronto

Applications Received between January 1, 2007 and December 31, 2011

	Number of Projects	% of Projects	Proposed Residential Units	% of Proposed Res. Units	Proposed Non-Residential GFA (m²)	% of Proposed Non-Res. GFA
City of Toronto	**1,871**		**151,900**		**4,127,995**	
Growth Areas						
Downtown and Central Waterfront	223	11.9%	67,726	44.6%	1,281,577	31.0%
Centres	50	2.7%	13,191	8.7%	181,304	4.4%
Etobicoke Centre	*11*	*22.0%*	*3,091*	*23.4%*	*52,858*	*29.2%*
North York Centre	*21*	*42.0%*	*5,575*	*42.3%*	*43,178*	*23.8%*
Scarborough Centre	*7*	*14.0%*	*1,515*	*11.5%*	*28,767*	*15.9%*
Yonge / Eglinton Centre	*11*	*22.0%*	*3,010*	*22.8%*	*56,501*	*31.2%*
Avenues	285	15.2%	34,545	22.7%	606,070	14.7%
Other Mixed Use Areas	116	6.2%	12,755	8.4%	190,595	4.6%
All Other Areas	1,197	64.0%	23,683	15.6%	1,868,449	45.3%
Stage of Development						
Projects Submitted (not approved)	549	29.3%	71,801	47.3%	1,510,265	36.6%
Projects Approved (no permits issued)	436	23.3%	33,801	22.3%	1,000,013	24.2%
Projects with Permits Issued	886	47.4%	46,298	30.5%	1,617,717	39.2%

Source: City of Toronto, City Planning, Land Use Information System II

of the development proposed in that period has not yet been built, indicating a continuation of strong construction activity in Toronto in the coming years. As of December 2011, over 80,000 residential units in the development pipeline had been approved.

With significant numbers of residential units being approved, and CMHC reporting units as completed, the question arises as to whether the units are actually being bought, or are portions of these projects sitting empty and unsold? Along with their Starts and Completions Survey, CMHC also conducts a Market Absorption Survey, to determine when residential units are sold or rented once a structure has been constructed. Table 4 compares completions and absorptions of residential units over the last fifteen years. Over this time frame, the difference between residential units completed and those absorbed by the market in any given year averaged only 3%. Conversely, 97% of the units constructed in the City over this time were bought or rented. With an average of 10,366 units being absorbed by the market each year (1997-2011) and 105,600 residential units proposed in the last five years that do not yet have building permits issued, these proposed units represent about ten years of market demand for residential development in the City of Toronto. Over seven and one-half years of market demand can be satisfied by the more than 80,000 units that have already been approved over the past 5 years.

Proposals and Approvals Over Time

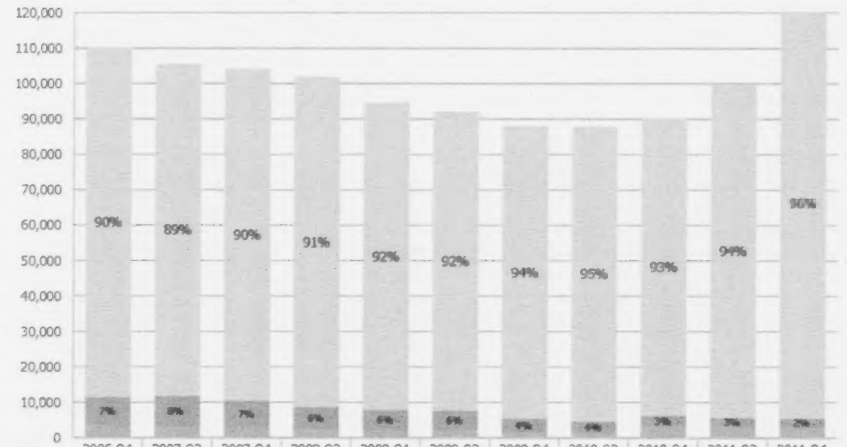
The pipeline of development proposals provides a moving five-year window on proposals and approvals over time, portraying activity in the urban development process. There has been a steady pattern of strong housing activity in Toronto. An average of 100,100 residential units has been proposed and under review in each of the 5-year development pipelines since 2006. Figure 4 displays the five-year pipelines over this period. The 2008 global recession resulted in fewer active proposals,

Table 4: Dwelling Unit Completions and Absorptions, City of Toronto

Year	Completions	Absorptions	Completions minus Absorptions	"Unabsorbed" Percentage
1997	5,570	4,814	756	15.7%
1998	4,382	4,348	34	0.8%
1999	7,576	7,290	286	3.9%
2000	9,199	9,399	-200	-2.1%
2001	6,349	6,522	-173	-2.7%
2002	13,721	13,293	428	3.2%
2003	13,119	12,478	641	5.1%
2004	10,438	10,575	-137	-1.3%
2005	15,136	15,126	10	0.1%
2006	12,420	11,962	458	3.8%
2007	6,786	7,159	-373	-5.2%
2008	13,450	12,878	572	4.4%
2009	12,473	11,704	769	6.6%
2010	13,088	12,075	1,013	8.4%
2011	16,850	15,868	982	6.2%
Total	160,557	155,491	5,066	3.3%
Average	10,704	10,366	338	3.3%

Source: Canada Mortgage and Housing Corporation, Market Absorption Survey, Custom Tabulation, August 2012.

Figure 4: Five-Year Residential Development Pipelines - Residential Units by Dwelling Type



	2006 Q4	2007 Q2	2007 Q4	2008 Q2	2009 Q1	2009 Q2	2009 Q4	2010 Q2	2010 Q4	2011 Q2	2011 Q4
Apartment	98,817	93,652	93,546	93,103	86,600	84,210	82,540	83,054	83,947	93,999	121,524
Row/Town	7,716	8,527	7,521	6,171	5,609	5,540	3,883	3,373	2,897	2,516	2,488
Single/Semi	3,736	3,355	2,964	2,577	2,330	2,255	1,579	1,416	3,442	3,259	3,065

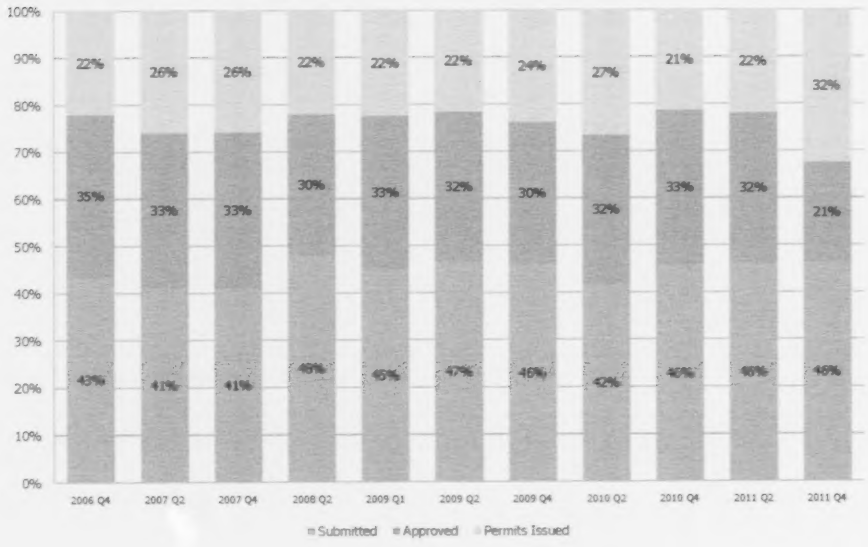
Note: Each Pipeline represents all active development applications submitted within the five-year period ending with the quarter indicated. The 2006 Q4 Pipeline covers the five-year period beginning January 2002. It includes 198 projects and 24,701 residential units proposed between January and October 2002, before the Official Plan was adopted. 2009 Q1 data was used in place of 2008 Q4 because of data issues.

Units are classified by generalized residential land use. Units in Mixed Use projects are not included.

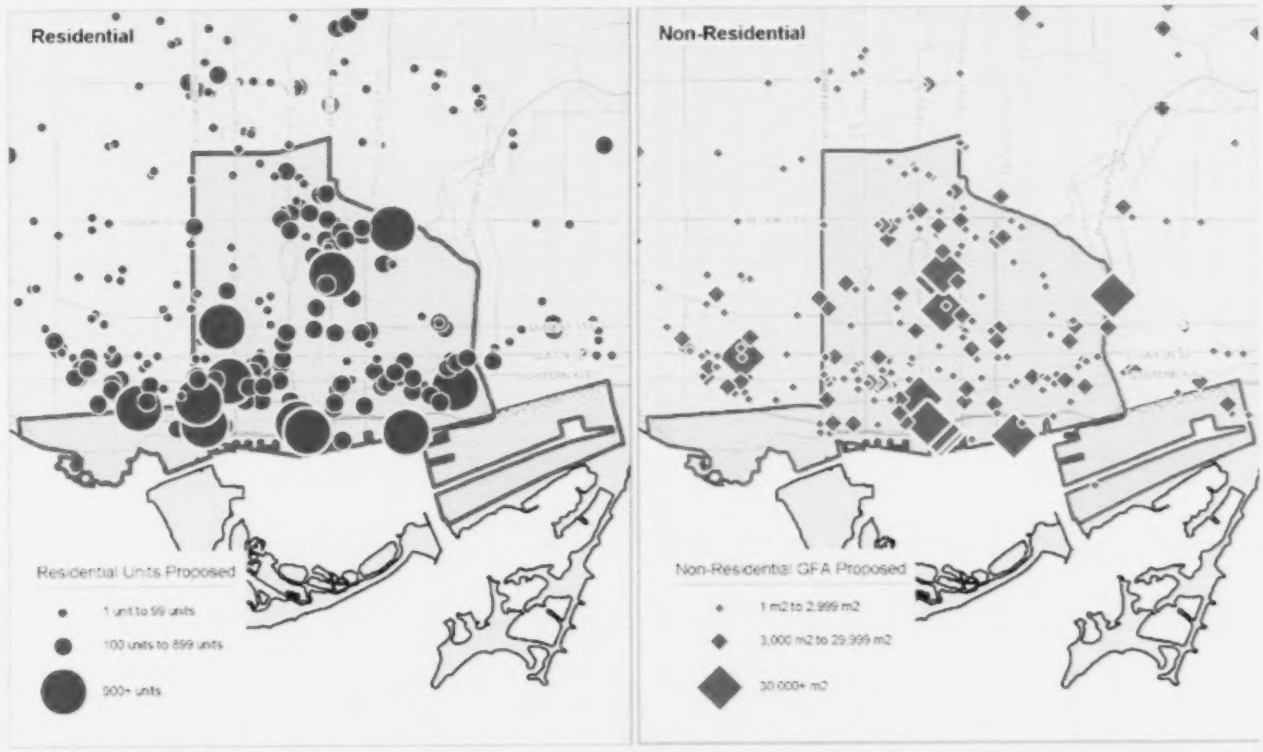
but the market began to turn the corner by the end of 2010. One driver of this activity has been the extremely low interest rates. Apartment units have accounted for an average of 92% of all residential units across the development approval pipelines, while row/townhouse and single/semi-detached units accounted for 5% and 3% respectively. The number of proposed ground-related units in the last five years is half of what is was between 2002 and 2006.

Not all proposed units are approved, and not all approved units are built. However, Figure 5 shows that over the past several years, at any given time approximately 44% of the proposed residential units are under review, 32% have been approved and 24% have building permits issued. This means that at any given time, approximately 56% of the residential

Figure 5: Five-Year Residential Development Pipelines - Residential Units by Stage (%)



Map 2: Downtown and Central Waterfront Development Activity



Development Projects Received between January 1, 2007 - December 31, 2011

TORONTO

Source: Land Use Information System II Toronto City Planning, Research and Information - September 2012

Map 3: Development Projects* in Centres

TORONTO

Source: Land Use Information System II Toronto City Planning, Research and Information - September 2012

units in the pipeline have been approved and are awaiting construction. This pattern remained consistent throughout the past decade.

Downtown

The Downtown and Central Waterfront area is one of the driving forces of development in the City of Toronto and contains the largest percentage of proposed residential development in all the growth areas of the City. Over 67,700 units and 1.28 million m² of non-residential GFA were proposed in the area between January 2007 and December 2011. This comprises 45% of the residential units and 31% of the non-residential GFA proposed in the entire city. Map 2 shows the distribution of residential units and non-residential GFA throughout the Downtown. A large portion of the residential development is proposed south of Queen Street, with another large cluster of units in the vicinity of Bloor Street and Yonge Street. The non-residential development is more dispersed throughout the area with large projects occurring between University Avenue and Yonge Street, north of Dundas Street West, as well as south of Front Street and west of York Street.

Centres

The four Centres are focal points of transit and infrastructure that are vital to the City's growth management strategy. The distribution of the 50 projects proposed in the Etobicoke, North York, Scarborough and Yonge-Eglinton Centres can be seen in Map 3. These projects contain almost 9% of the City's proposed residential units. About 13,200 units as well as 181,300 m² of non-residential GFA are proposed here. The residential projects received in the Centres are generally high-density development with an average of 471 residential units per project. As seen in Figure 6, this is the highest average in the growth areas and is similar to Downtown development, which has an average of 458 units per residential project. North York Centre has the most activity occurring within its boundaries with 42% the residential units and 24% of the non-residential GFA proposed in the Centres.

Avenues

The Avenues are corridors along major streets well served by transit which are expected to re-develop incrementally over time. They have been an effective alternative to the Downtown and the Centres with 34,545 units and 606,100 m² of non-residential GFA proposed since January 2007. This is about 23% of the City's proposed units and 15% of its proposed non-residential GFA.

Other Mixed Use Areas

Besides the Downtown, Centres and Avenues, there are numerous other locations throughout the City that are also designated as Mixed Use Areas, which encourage a broad range of commercial, residential and institutional uses, such as local shopping areas along minor arterial roads. These additional Mixed Use Areas have another 12,755 units and 190,600 m² of non-residential GFA proposed. Together, these projects, and those proposed on the Avenues, represent about 21% of all the projects in the City and close to 800,000 m² of proposed non-residential GFA.

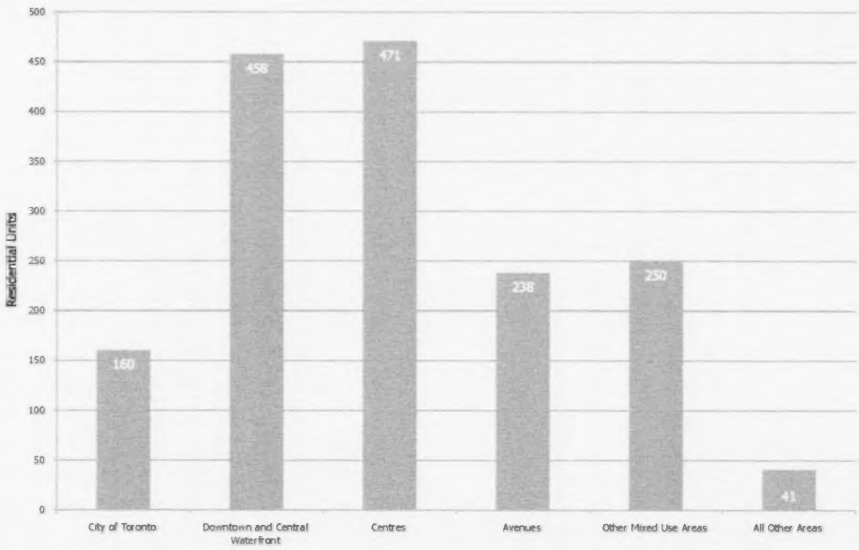
All Other Areas

Almost 23,700 units or 16% of the units proposed in the City are outside of the growth areas – the Downtown, Centres, Avenues and other Mixed Use Areas. These projects are generally smaller replacement or infill projects, as shown in Figure 6, in areas designated as Neighbourhoods. There is 1.87 million m² of non-residential GFA also proposed in these other areas, most of which is in the Employment Districts or other Employment Areas which the Official Plan targets for non-residential growth.

Employment Districts

Each of Toronto's twenty-two Employment Districts has a unique employment character and many are undergoing a gradual shift in focus from traditional manufacturing to a more diverse employment structure. The manufacturing sector continues to account for approximately 31% of all the jobs in the Employment Districts.[6] These Employment Districts are also attractive locations for the creation of new, small businesses.[7] With 1.64 million jobs forecasted for the City of Toronto by 2031, the protection and enhancement of the Employment Districts is vital to the City's economic health.

Figure 6: Average Size of Residential Projects



The development proposed in the Employment Districts will help the City reach its forecasted growth potential. The proposed development in each Employment District is presented in Table 5. The Employment Districts hold 1.2 million m², or 30% of the City's proposed non-residential GFA (Map 4). While overall employment in these Districts has declined over the past 5 years, this new development could bring new life and new jobs to many of these areas. Building permits have already been issued for over one-quarter of the proposed GFA, which amounts to 323,900 m² of new non-residential floor space, in 91 different projects. Over the next few years, as building permits are issued for the projects that have been approved, another 343,100 m² of non-residential GFA in 68 projects will be constructed in the Employment Districts.

Of the twenty-two Employment Districts, 42.4% of the proposed non-residential GFA is concentrated in only three Districts: Rexdale, South Etobicoke, and Tapscott/Marshalling Yard. Over 511,500 m² of non-residential GFA is proposed in these three Districts, which accounts for 12.4% of all that proposed in the entire City over the last five years.

While most of the lands in the Employment Districts are designated as Employment Areas in the Official Plan, there are a number of areas outside of the Districts that are also designated as Employment Areas. In all the lands designated as Employment Areas in the City of Toronto, 1.4 million m² of non-residential GFA was proposed in the last five years. As shown in Table 6, this amounts to one-third of all the non-residential GFA proposed for the entire City. Only 14.6% of this space, or 204,700 m², was proposed in Employment Areas outside of the Employment Districts.

Table 5: Proposed Development in Employment Districts

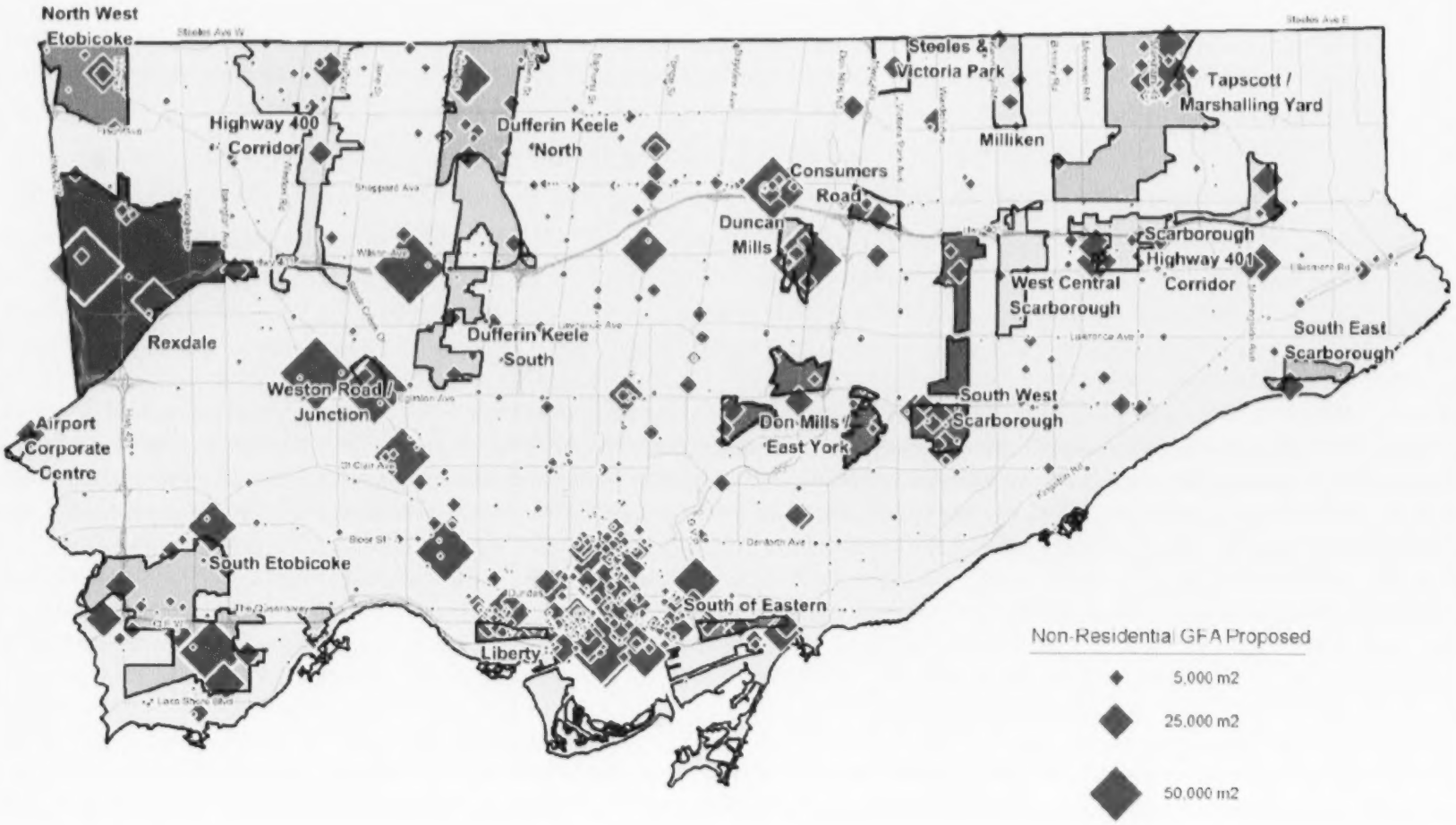
Applications Received between January 1, 2007 and December 31, 2011

	Number of Projects	% of Projects	Proposed Non Residential GFA (m²)	% of Proposed Non-Res. GFA
City of Toronto	**1,871**		**4,127,995**	
District				
Total Employment Districts	**243**	**13.0%**	**1,207,166**	**29.2%**
Airport Corporate Centre	1	0.4%	16,850	1.4%
Consumers Road	8	3.3%	34,046	2.8%
Don Mills	3	1.2%	5,251	0.4%
Dufferin Keele North	17	7.0%	77,487	6.4%
Dufferin Keele South	11	4.5%	29,068	2.4%
Duncan Mills	11	4.5%	111,259	9.2%
Highway 400 Corridor	25	10.3%	61,776	5.1%
Laird	2	0.8%	20,594	1.7%
Liberty	10	4.1%	14,342	1.2%
Milliken	8	3.3%	23,129	1.9%
North West Etobicoke	8	3.3%	14,317	1.2%
Overlea	5	2.1%	10,568	0.9%
Rexdale	18	7.4%	205,750	17.0%
Scarborough Highway 401 Corridor	16	6.6%	74,097	6.1%
South East Scarborough	1	0.4%	276	0.0%
South Etobicoke	25	10.3%	166,698	13.8%
South of Eastern	4	1.6%	21,885	1.8%
South West Scarborough	19	7.8%	83,671	6.9%
Steeles & Victoria Park	3	1.2%	11,366	0.9%
Tapscott/Marshalling Yard	27	11.1%	139,097	11.5%
West Central Scarborough	12	4.9%	9,476	0.8%
Weston Road/Junction	2	0.8%	76,164	6.3%
Stage of Development				
Projects Submitted (not approved)	84	34.6%	540,141	44.7%
Projects Approved (no permits issued)	68	28.0%	343,100	28.4%
Projects with Permits Issued	91	37.4%	323,925	26.8%

Note: The Employment Districts table can not be directly compared with Table 3: Proposed Development in the City of Toronto because some Employment Districts contain Avenues. This table does include Mixed Use land use designations but does not include Parks & Open Space land use designations in Employment Districts.

Source: City of Toronto, City Planning, Land Use Information System II

Map 4: City of Toronto Non-Residential Development and Employment Districts



Development Projects Received between January 1, 2007 - December 31, 2011

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Source: Land Use Information System II Toronto City Planning, Research and Information - September 2012

Table 6: Proposed Development in Employment Areas

Applications Received between January 1, 2007 and December 31, 2011

	Number of Projects	% of Projects	Proposed Non-Residential GFA (m^2)	% of Proposed Non-Res. GFA
City of Toronto	**1,871**	100.0%	**4,127,995**	100.0%
Total Employment Areas	**275**	**14.7%**	**1,400,707**	**33.9%**
Inside OP Employment District	234	85.1%	1,196,035	85.4%
Outside OP Employment District	41	14.9%	204,673	14.6%
Stage of Development				
Projects Submitted (not approved)	94	34.2%	618,723	44.2%
Projects Approved (no permits issued)	78	28.4%	430,050	30.7%
Projects with Permits Issued	103	37.5%	351,935	25.1%

Source: City of Toronto, City Planning : Land Use Information System II

Toronto Office Market

For more than four years now, the world has had to grapple with companies, financial institutions and now countries defaulting on their loans, contractions in the local and national economies, and the resulting impacts on the utilization of office space. Yet Canada, and Toronto especially, continue to buck this trend.

In the past three years, the Toronto office market had added about 459,000 m^2 of office space in six new buildings, all of which were in the downtown area. Despite this considerable amount of new space added to the inventory, downtown office vacancy rates declined over all of 2011, and into 2012. Currently, the vacancy rate for downtown office space is 5.2%, where it was at the beginning of 2012, and less than the 6.0% recorded in 2011.[8] Average asking net rental rates have stayed well above $20 per square foot since the beginning of 2011. One real estate brokerage refers to current office market conditions as being a "landlord's market" as opposed to a space renter's market, where landlords are able to obtain higher rents and lower concessions from competing tenants.[9]

Not only are office building owners benefitting from today's market conditions, but they are showing confidence in the future. Capitalization rates are the ratio between a building's operating income and its market value. Lower capitalization rates reflect optimism about an area's future, in that the owners place less value on current cashflow because they anticipate that the market value of their building will increase over time. This market outlook anticipates more revenue or a higher market price when the building is refinanced or sold. In the view of the commercial real estate market, if the buildings in an area have a favourable future, then so does the area, making it more desirable to current and future investment. Capitalization rates range from 5.0 to 5.5% for the Downtown, and 6.0 to 6.75% for the suburban Toronto markets, and are some of the lowest in the country. Only Vancouver has recorded equal or lower rates for downtown, while Calgary, Ottawa and Victoria have comparable suburban rates.[10]

While the Downtown area appears to be booming, circumstances are not the same throughout Toronto nor throughout the Greater Toronto Area. GTA office vacancy rates (including municipalities outside of Toronto) are about double those for Toronto's Downtown and Central Waterfront, and rental rates are below $15 per square foot. Within the City of Toronto itself, North York Centre is performing as well as the Downtown and Central Waterfront. All other parts of the City, from the Centres of Yonge/Eglinton, Etobicoke and Scarborough, to Employment Districts with significant office components such as Don Mills, Laird, Overlea, Consumers Road and Steeles & Victoria Park either have higher vacancy rates, lower rents, or generally, both.[11]

The tight office market downtown has not gone unnoticed by office developers. Between the end of 2013 and the beginning of 2016, three more office towers are planned for Downtown, adding a further 244,000 m^2 of office space. This is more than three times the amount of space planned throughout the rest of the GTA over the same period.[12]

Endnotes

[1] For the purposes of this bulletin, any reference to the Downtown includes the Central Waterfront Area.

[2] By provincial legislation, the Official Plan must conform to the policies of the Growth Plan. Toronto's Official Plan contemplates the City having 3 million people and 1.85 million jobs by 2031.

[3] The estimated net undercoverage rate of the 2006 Census for the Toronto CMA is 4.94% ± 0.56% per Table 1.2.2, 2006 Census Technical Report, Statistics Canada, Cat.No. 92-567-X.

[4] Statistics Canada, Annual Demographic Estimates, 91-214-XWE.

[5] Canada Mortgage and Housing Corporation, GTA Housing Now Reports.

[6] City of Toronto, City Planning, Toronto Employment Survey, 2011.

[7] City of Toronto, City Planning, Employment Districts Profile, July 2010.

[8] CBRE Market View, Toronto Office, 1st and 2nd Quarters 2012.

[9] Colliers International, Market Report, Toronto, Ontario, Spring 2012.

[10] Colliers International Canada Cap Rate Report, Q2, 2012.

[11] CBRE Market View, Toronto Office, 2nd Quarter 2012.

[12] CBRE Market View, Toronto Office, 2nd Quarter 2012.

How the Data is Collected

The development information presented in this bulletin was extracted from the Land Use Information System II, maintained by the City's Research and Information Unit of the City Planning Division. Staff collect detailed information from every development application received by the Division, as well as any revisions to the applications made throughout the planning process. Information is also collected from building permit applications. The result is a rich body of data describing the location and built form of development projects across the City of Toronto throughout each stage of development.

Please direct information inquiries and publication orders to:

City Planning Division
Strategic Initiatives, Policy & Analysis
Metro Hall, 22nd Floor
Toronto, Ontario M5V 3C6

tel: 416-392-8343
fax: 416-392-3821
TTY: 416-392-8764
e-mail: cityplanning@toronto.ca

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